

FINAL ENVIRONMENTAL IMPACT STATEMENT



SEPA Lead Agency:
King County Housing Authority

NEPA Lead Agency:
King County Department of Development and Environmental Services
(as responsible entity for the U.S. Department of Housing & Urban Development)

May 2004

The following individuals may be contacted for additional information:

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Abstract

The Proposed Master Plan (Greenbridge) includes redevelopment and revitalization of the existing Park Lake Homes public housing community. The proposal would provide 900 to 1,100 (maximum) residential housing units, which would include approximately 300 units to serve returning residents and households from the KCHA waiting list that have the same economic profile. The proposal also includes 80,000 to 100,000 square feet of community-oriented uses, which may include a branch Sheriff's office, food bank, career development center, meeting/gathering space, and approximately 22,300 square feet of neighborhood-scale retail uses. The proposal includes demolition of most or all existing buildings on-site, and demolition, abandonment or replacement of existing infrastructure including streets, water line, sanitary sewers, storm drainage and other utilities. Redevelopment would require vacation of existing public rights-of-way and public roadway easements associated with the existing streets and alleys and replatting of the entire project site. Approximately 22.5 acres of right-of-way would be dedicated to the County. It is anticipated that redevelopment would occur in three stages commencing in 2004. All stages would be completed by 2012. Redevelopment would involve staged relocation of all tenants.

Date of Issuance of the Draft EIS: November 21, 2003

Date of Draft EIS Public Meeting: December 17, 2003
(refer to pg. vii of the *Fact Sheet* of this Final EIS for details)

Date Comments on the Draft EIS were due: January 5, 2004

Date of Issuance of this Final EIS: May 3, 2004

-PREFACE-

The purpose of this Environmental Impact Statement (EIS) is to identify and evaluate probable significant environmental impacts that could result from the *Proposed Master Plan (Greenbridge proposal)* and alternatives and to identify possible measures to mitigate adverse environmental impacts. An EIS is a disclosure document. It does not select a specific alternative or recommend for or against a particular course of action. Information contained in this EIS – along with other technical and financial factors – will be considered by the King County Housing Authority, King County Department of Development and Environmental Services (DDES), the U.S. Department of Housing and Urban Development (HUD) and other decision makers when they consider the *Greenbridge* proposal. This document also is intended to provide the necessary analysis required for consideration of the related federal laws and authorities identified in 24 CFR 58.5.

The Draft EIS evaluated the direct, indirect, and cumulative impacts of the proposal and alternatives, as well as construction-related impacts. The environmental elements that were analyzed in the Draft EIS were determined as a result of a formal, public EIS scoping process that occurred February 5, 2003 through March 7, 2003. Following issuance of appropriate notices, a public EIS scoping meeting – addressing the requirements of both SEPA and NEPA – was held within the community on February 26, 2003 and provided an opportunity for public comment. Written comments were also requested, submitted and considered by the King County Housing Authority and King County Department of Development and Environmental Services in determining the issues and alternatives that were analyzed in the Draft EIS. Fourteen broad areas of environmental issues were evaluated.

Earth	Air Quality	Water Resources
Plants and Animals	Fish Resources	Energy Use
Noise	Environmental Health	Land Use and Socioeconomics (Population, Housing, Employment)
Environmental Justice	Historic and Cultural Resources	Aesthetics, Light and Glare
Parks and Recreation	Public Services and Utilities	Transportation and Parking

Certain issues – such as Environmental Justice and Section 106 (National Hispanic Preservation Act, 1966) – are primarily related to NEPA. Numerous other issues – such as cultural resources, socioeconomics, and fisheries (including the Endangered Species Act) – are related to compliance with both NEPA and SEPA.

A detailed table of contents is contained on page *vii* of this document. This Final EIS is organized into four major sections.

- **Fact Sheet** (immediately following this *Preface*) provides an overview of the proposed project, its location, the approvals needed, and information concerning whom to contact for additional information.
- **Section I – Environmental Summary** summarizes the *Proposed Master Plan* and each alternative, significant environmental impacts, mitigation measures, and unavoidable adverse impacts. It also identifies significant areas of controversy and uncertainty, highlights the environmental choices to be made, the major conclusions, and issues to be resolved.
- **Section II – Project Description and Alternatives** presents relevant background information, the project's purpose and need, project goals, and a detailed description of the *Proposed Master Plan* and each alternative.
- **Section III – Amendments and Revisions to the Draft EIS** incorporates revisions and clarifications to text contained in the Draft EIS in response to comments on the Draft EIS and as a result of ongoing planning and environmental analysis.
- **Section IV – Written Comments Received from Agencies and Responses to those Comments** – Five comment letters were received from federal and regional agencies. No comments on the Draft EIS were received from tribes, individuals or organizations.

FACT SHEET

Name of Proposal	Greenbridge
Proponent	King County Housing Authority
Location	<p>The <i>Proposed Master Plan</i> encompasses a 93.5-acre¹ site in the White Center area of unincorporated King County. It is the location of the Park Lake Homes Community that was originally developed in the 1940's and presently contains 569 housing units and approximately 40,000 square feet (sq.ft.) of community facilities. The site extends roughly one-third of a mile in a north – south direction and two-thirds of a mile in an east-west direction. It is generally bounded by SW Roxbury Street on the north, 12th Avenue SW on the west, SW 102nd Street on the south and 2nd Avenue on the east. The address of the property is 9900 – 8th Avenue SW.</p>
Proposed Master Plan	<p>The <i>Proposed Master Plan</i> would involve redevelopment of the site to create a mixed-income, pedestrian-oriented community containing housing, parks and open space, community services and facilities, and new infrastructure. The site would be redeveloped pursuant to the U.S. Department of Housing and Urban Development's HOPE VI program, which provides funding to revitalize public housing developments. All low income units would be replaced (on site or off-site).</p> <p>The <i>Proposed Master Plan</i> would provide between 900 units and 1,100 units (maximum) of rental and for sale housing, in attached and detached forms, to meet a wide range of needs. Rental housing could include attached townhouses, over/under flats, over/under townhouses, cottages, and apartments. For sale housing could include single family detached, cottages, attached townhouses, condominium flats and condominium townhouses. The anticipated mix of housing could consist of the following:</p>

¹ Does not include 4.6 acres of the White Center Heights Elementary School site; that is under Highline School District ownership.

<i>Number of Units</i>	<i>Housing Type</i>
300*	Rental housing for residents with incomes less than 80 percent of the area median income with at least 40 percent of households at less than 30 percent median income
200 – 400**	A mix of rental housing including market-rate rental housing and rental housing for households earning 50 – 60% of the area median income or below
200 – 400**	For sale housing including a mix of first-time home buyer (with financial assistance) and market-rate housing

* Federal housing policy allows for households with incomes up to 80 percent of the area median income to apply for public housing. However, in practice, the vast majority of public housing applicants have incomes less than 30 percent of the area median income, or between 31 percent and 50 percent of the median. Of the current 3,869 public housing applicants, 89 percent have incomes of less than 30 percent of median and 9 percent have incomes between 31 percent and 50 percent. The 300 units will serve returning residents, and households from the KCHA waiting list that have this same income profile.

** KCHA may chose to develop fewer mixed affordability rental housing units and more homeownership opportunities in response to availability of financing and market demand. The range indicates how the different types of units could vary. However, when they are combined, total units would range from 900 to 1,100. One possible development scenario would result in 200 mixed affordability rental units, 300 units with affordability comparable to existing public housing units, and 400 homeownership units.

An estimated 2,235,000 sq.ft. of net buildable area is associated with the *Proposed Master Plan*.

Non-residential development would include an estimated 80,000 – 100,000 sq.ft. of community-oriented uses. Such uses may include: a branch library, renovated community center, youth and family facilities, Head Start and child care facility, Sheriff's office, food bank, career development center and meeting/gathering space. Approximately 22,300 sq.ft. of neighborhood-scale retail, to meet the everyday needs of residents, is also proposed. A new elementary school (White Center Heights Elementary) is presently under construction; this is an independent proposal for purposes of land use permitting

and SEPA review (although the site is included within the Greenbridge Preliminary Plat). A SEPA Determination of Nonsignificance was published on September 18th and 25th, 2002, for the new elementary school.

The *Greenbridge* proposal would provide approximately 19.3 acres of landscaping, lawn, and open space including a community park, neighborhood parks and pocket parks. This area does not include recreational facilities/open space associated with the new elementary school.

Most existing buildings on-site would be demolished. Existing infrastructure – including streets, water lines, sanitary sewers, storm drainage and other utilities (electrical power, telephone, and cable service) – would be demolished, abandoned and/or replaced.

The *Proposed Master Plan* would require vacation of existing rights-of-way (streets and alleys) and re-platting of the entire project site. An estimated 27 acres of streets² would be vacated. The *Proposed Master Plan* would involve dedication of approximately 22.5 acres of right-of-way for public and/or private roads.

It is anticipated that the *Proposed Master Plan* would be developed in phases commencing in 2004 and all phases would be completed by 2012. Development would involve staged relocation of all tenants.

The proposal is being planned and will be reviewed pursuant to King County's Demonstration Project Ordinance (No. 14662), which encourages use of "low impact design" and "built green" design principles. The ordinance provides code flexibility (e.g., narrower streets to reduce impervious surfaces) for three projects, including Greenbridge, to encourage innovative storm water management and conservation-oriented construction principles.

Two alternatives are considered in the EIS. The *Design Alternative Master Plan* would involve the same range/number of housing units (including low income housing replacement units), but there would be less variety in type of housing. Existing zoning would limit the amount and types of non-residential uses. Existing/conventional infrastructure design and construction standards would apply; the Demonstration Ordinance and Built Green/Low Impact Design principles would not be incorporated into the redevelopment plan.

² streets internal to the site

The *No Action Alternative* would not redevelop the site pursuant to the HOPE VI program and the \$35 million HOPE VI grant would be forfeited. The existing public housing units would remain and would continue to be maintained, to the extent possible; however, deterioration and loss of housing over time would likely occur. The existing infrastructure would remain and no street vacations would be necessary.

SEPA Lead Agency³
SEPA Responsible
Official

King County Housing Authority (KCHA)

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KCHA SEPA Action

King County Housing Authority

DDES - NEPA Action

Compliance with NEPA-related requirements including: preparation of the Environmental Review Record, the Record of Decision, Notice of Intent to Request Release of Funds, and Environmental Certification (*on behalf of the U.S. Department of Housing and Urban Development*)

³ Agency responsible for compliance with provisions of the State Environmental Policy Act (SEPA).

⁴ Agency responsible for compliance with provisions of the National Environmental Policy Act (NEPA) on behalf of the U.S. Department of Housing and Urban Development, pursuant to CFR 24 Part 58.

Pending Applications

King County Subdivision – *File No.* L03P0022,
Zoning Modifications *File No.* L03VA006
Road Standards Modifications *File No.* L03V0060,
Surface Water Design Manual Modifications *Files No.* L03V0066
Street Vacations – *File No.* V-2485
Demonstration Project *File No.* per King County Code
21A.55.060(B)

Required Approvals

Preliminary investigation indicates that the following approvals and/or actions would be required for the *Proposed Master Plan* and the *Master Site Plan Design Alternative*. Additional permits and/or approvals may be identified as project design is finalized.

Federal Agencies

Department of Housing and Urban Development

- Authorization of the Record of Decision
- Approval of Request for Release of Funds associated with the HOPE VI Funding Authorization
- Approval of Project-related Certifications

Fish and Wildlife Service

- Endangered Species Act Consultation

National Marine Fisheries Service

- Endangered Species Act Consultation

State Agencies

Department of Fish and Wildlife

- Hydraulic Project Approval (HPA)

Department of Ecology

- Model Toxics Control Act compliance
- National Pollution Discharge Elimination System (NPDES)

Department of Labor and Industries

- Elevator Permits
- Asbestos/lead based paint surveys

Office of Historic Preservation

- Historic and Cultural Resources Consultation

Regional Agencies

Puget Sound Clean Air Agency

- Asbestos Surveys
- Demolition Permits

King County Metro – Wastewater Treatment

- Sewer Capacity/Discharge Authorization

King County

County Council

- Approval of the street vacations requested

Department of Development and Environmental Services

- Permits/approvals associated with the proposed project, including:

- Subdivision – Hearing Examiner	- Conditional Use Permits
- Development Code Variances ⁵	- Building Permits (residential and commercial)
- Electrical Permits	- SWDM Adjustments
- Road Variances	- Right-of-Way Use Permits
- Mechanical Permits	- Demolition Permits
- Fire System Permits	- Occupancy Permits
- Clearing & Grading Permits	- Final Plats

Department of Transportation

- Road variances
- Concurrency Certificate

Seattle-King County Department of Health

- Plumbing Permits

Local Utilities

Utility Providers

- Extension Approvals

Authors and Principal Contributors to EIS

The *Greenbridge* EIS has been prepared under the direction of the King County Housing Authority and King County Department of Development and Environmental Services. Research and analysis were provided by the following consulting firms:

- ***Huckell/Weinman Associates*** – Lead EIS Consultant; Project Management; Environmental Analysis – Land Use, Socioeconomics, Housing and Relocation, Aesthetics, Energy, Environmental Justice, Parks and Recreation, Public Services and Utilities;
- ***GeoEngineers*** – Earth, Water, Environmental Site Hazards;
- ***The Transpo Group*** – Transportation, Circulation and Parking;
- ***Raedeke Associates*** – Wetlands, Plants and Animals;

⁵ As may be authorized by the King County Demonstration Ordinance (No. 14662).

- **The Watershed Company** – Fisheries;
- **MFG** – Air Quality, Noise;
- **A.C. Kindig** – Water Quality;
- **Sheridan Consulting Group** – Historic Resources;
- **NW Archaeological Associates** – Cultural Resources; and
- **PRR** – EIS-related Community Involvement.

In addition, the following firms provided project design, engineering, and further support to King County Housing Authority and to the EIS project team:

- **GGLO** – Design Architects, Landscape Architect;
- **Tonkin/Hoyne/Lokan** – Community Facilities Design Architects;
- **Goldsmith** – Civil Engineering (entitlements, storm drainage);
- **KPFF** – Civil Engineering (infrastructure – grading, streets, utilities);
- **Nakano Assoc.** – Landscape Architect;
- **Shannon & Wilson** – Geotechnical;
- **Buck & Gordon** – Legal; and
- **Pacific Communications Consultants** – Master Plan-related Community Involvement.

Location of Background Data	<u>King County Housing Authority</u> 600 Andover Park W. Seattle, WA 98188-3326 Telephone: 206.574.1100	<u>Huckell/Weinman Assoc., Inc.</u> 270 – 3 rd Ave., Suite 200 Kirkland, WA 98033 425.828.4463
Documents Incorporated by Reference	<p>The following background documents may be reviewed at KCHA office (contact Oksana Winstead – 206.574.1197). These document are incorporated by reference, pursuant to WAC 197-11-635.</p> <ul style="list-style-type: none"> ■ Phase I Environmental Site Assessment, GeoEngineers, 2003 (summarized in Appendix A of the Draft EIS). ■ Level II Drainage Analysis, Goldsmith & Associates, 2003 (submitted as part of the Preliminary Plat application). ■ Heritage Resources Investigation Report, NWAA, 2003. 	
Date of Issuance of the Draft EIS	November 21, 2003	
Date of Draft EIS Open House and Public Meeting	An open house and public meeting concerning the Draft EIS was held on Wednesday, December 17, 2003 from 5 to 8 PM. It was be held at the Jim Wiley Community Center (9800 – 8 th Ave. S.W.). The purpose of the public meeting was to provide	

information about the SEPA and NEPA EIS process and an additional opportunity to present verbal or written comments concerning the Draft EIS.

Date Draft EIS

Comments were

Due

January 5, 2004

Date of Issuance of

this Final EIS

May 3, 2004

Availability of this

Final EIS

This Final EIS has been distributed to agencies and organizations noted on the *Distribution List*, and parties of record. This Draft EIS can be reviewed at the King County Housing Authority's office (600 Andover Park W.) Mon. thru Fri. 8 AM to 4:30 PM; at the Park Lake Homes HOPE VI Office (206.574.1107); at the King County Department of Planning and Development Office (900 Oakesdale Ave. SW, Renton) and at the following public libraries:

- **Boulevard Park Library** (12015 Roseberg Ave. S.);
- **Burien Public Library** (14700 Sixth SW);
- **Foster Public Library** (4060 S 144th, City of Tukwila);
- **White Center Public Library** (11220-16th SW)
- **King County Library System, Documents Branch** (690 Newport Way NW, Issaquah);
- **Seattle Public Library Central Library** (1000 4th Ave., City of Seattle-opens 5/23);
- **Seattle Public Library Central Library, Documents Branch** (1000 4th Ave., City of Seattle-opens 5/23);
- **Seattle Public Library Southwest Branch** (9010 – 35th Ave. S.W.);
- **Seattle Public Library West Seattle Branch** (2306 – 42nd Ave. S.W.).

This Final EIS is also available on the Internet and can be viewed or downloaded at <http://www.metrokc.gov/ddes/lusd/gb>.

Hardcopy or CD copies of this Final EIS may be purchased at King Housing Authority's office (600 Andover Park W, Seattle) for the cost of reproduction. Please contact **Oksana Winstead** at the King County Housing Authority (206.574.1197) to make arrangements to review or obtain a copy.

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